



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

---

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)

## PLANNING COMMISSION

TUESDAY, JANUARY 22, 2008

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA

### COMMISSIONERS

CHAIR ROBERT L. ESCOBAR  
VICE-CHAIR SUSAN KOEPP-BAKER  
COMMISSIONER H. GENO ACEVEDO  
COMMISSIONER ROBERT J. BENICH  
COMMISSIONER MIKE R. DAVENPORT  
COMMISSIONER JOSEPH H. MUELLER  
COMMISSIONER WAYNE TANDA

REGULAR MEETING - 6:00 P.M.

\*\*\* A G E N D A \*\*\*

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** December 12, 2007

**PUBLIC HEARING:**

- 1) **DEVELOPMENT AGREEMENT AMENDMENT, DAA-05-05C/DEVELOPMENT SCHEDULE AMENDMENT, DSA-07-16: E. CENTRAL-HU/DELCO:** The applicant is requesting approval to amend the development agreement to allow for an extension of time for the FY 2007-08 & 2008-09 building allotments and approval of a development schedule for the overall 39-unit single-family residential development located on north side of Central Ave. east of Butterfield Blvd. (APN 726-26-004)

**Recommendation:** Open Public Hearing/Adopt Resolutions with recommendation to forward to City Council for approval.

- 2) **DEVELOPMENT AGREEMENT AMENDMENT, DAA-04-09C/DEVELOPMENT SCHEDULE AMENDMENT, DSA-07-15: E. DUNNE-DELCO:** The applicant is requesting approval to amend the development agreement to allow for an extension of time for FY 2007-08, 2008-09 & 2009-10 building allotments and amendment of development schedule for the overall 78-unit single-family residential development located on the southwest corner of the intersection of E. Dunne Ave. and San Benancio Way. (APN 817-11-067 & 072)

**Recommendation:** Open Public Hearing/Adopt Resolutions with recommendation to forward to City Council for approval.

- 3) **SUBDIVISION, SD-07-08: MONTEREY-ALCINI/PINN BROTHERS:** A request for approval of a six lot subdivision of a 1.6 acre site located on the north east quadrant of the intersection of Monterey Rd. and Bisceglia. The zoning on the parcel is Planned Unit Development (APN 817-01-062, 063 & 064)

**Recommendation:** Open Public Hearing/Adopt Resolution approving request.

## **PLANNING COMMISSION MEETING AGENDA**

**JANUARY 22, 2008**

**PAGE 3**

### **APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM, PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:**

- 4a) **MEASURE F, MF-07-01: MONTEREY-SHERMAN HOUSE ASSOCIATES:** A request for a Residential Development Control System (Measure F) building allocation. The project is a vertical mixed used development consisting of 23 residential condominium units and 12,912 square feet of ground floor retail space on a 0.7-acre parcel on the south side of East First Street and North side of East Second Street, east of Monterey Road. (APN 726-14-025, 026,031 & 032)
- 4b) **MICRO MEASURE C, MMC-07-02: MONTEREY-MALECH:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2009-10. The project is a commercial and residential mixed-use development adding four townhouse units to an existing commercial development located at 17770 Monterey Road. (APN 726-24-016)
- 4c) **MICRO MEASURE C, MMC-07-03: MYRTLE-LATALA:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2009-2010. The project is a six unit single family attached development on .45 acres located on the south side of Myrtle Avenue between Monterey Road and Church Street. (APN 817-01-022)
- 4d) **MICRO MEASURE C, MMC-07-04: E. DUNNE-LEUNG:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2009-2010. The project is a six dwelling unit development consisting of four single-family detached homes and a 2-unit duplex dwelling on a 2.11-acre parcel located at the northeast corner of the Hill Road and East Dunne Avenue intersection. (APN 728-11-026)

**Recommendation:** At the close of public hearing for each Measure C and one Measure F application, the Planning Commission should vote on any further scoring adjustment or further staff reviews. Based on the final scores approved at tonight's meeting, staff will return with resolutions for adoption at the special January 29, 2008 meeting incorporating any final adjustments approved at the January 29 meeting.

### **UPCOMING AGENDA ITEMS FOR THE JANUARY 29, 2008 SPECIAL MEETING & WORKSHOP:**

- Final staff RDCS point recommendations/Approval of any adjusted scores
- Downtown Plan Workshop and EIR Scoping

### **CITY COUNCIL REPORTS**

### **ADJOURNMENT**

**SPEAKER CARD**

## PLANNING COMMISSION MEETING AGENDA

JANUARY 22, 2008

PAGE 4

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

### **NOTICE**

#### **AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

### **NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

### **NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*